

## CITY OF SANTA BARBARA STAFF HEARING OFFICER

RESOLUTION NO. 075-07 2530 MESA SCHOOL LANE TIME EXTENSION SEPTEMBER 12, 2007

APPLICATION OF HARRY WRIGHT, 2530 MESA SCHOOL LANE, APN 041-292-039, E-3/S-D-3 ONE-FAMILY RESIDENCE AND COASTAL OVERLAY ZONES, GENERAL PLAN DESIGNATION: RESIDENTIAL – 5 UNITS PER ACRE, (MST2004-00618, CDP2005-00005)

The proposal is a request for a one-year extension of the expiration date of the Tentative Subdivision Map approved by the City Council on appeal on August 16, 2005. The project consists of the subdivision of a 20,000 square foot parcel into two parcels. Parcel 1 would be 12,050 gross square feet and would contain the existing single-family residence and a remodeled attached two-car garage. Parcel 2 would be 7,950 gross square feet and would be developed with a single-family residence converted from the existing utility building and a new two-car carport.

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Guidelines Section 15305 for the extension of time limits on an approved project where circumstances have not changed.

WHEREAS, the Staff Hearing Officer has held the required public hearing on the above application, and the Applicant was present.

WHEREAS, no one appeared to speak in favor of the application, and one person appeared to speak in opposition thereto, and the following exhibits were presented for the record:

- 1. Staff Report with Attachments, September 5, 2007.
- 2. Site Plans

## NOW, THEREFORE BE IT RESOLVED that the City Staff Hearing Officer:

Approved a one-year time extension to August 16, 2008 for the Tentative Subdivision Map, and subject to the original Conditions of Approval included in Exhibit C.

This motion was passed and adopted on the 12<sup>th</sup> day of September, 2007 by the Staff Hearing Officer of the City of Santa Barbara.

I hereby certify that this Resolution correctly reflects the action taken by the City of Santa Barbara Staff Hearing Officer at its meeting of the above date.

Kathleen Goo, Staff Hearing Officer Secretary

Date

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## PLEASE BE ADVISED:

- 1. This action of the Staff Hearing Officer can be appealed to the Planning Commission or the City Council within ten (10) days after the date the action was taken by the Staff Hearing Officer.
- 2. If you have any existing zoning violations on the property, other than those included in the conditions above, they must be corrected within thirty (30) days of this action.
- 3. Subsequent to the outcome of any appeal action your next administrative step should be to apply for Architectural Board of Review (ABR) approval and then a building permit.
- 4. PLEASE NOTE: A copy of this resolution shall be reproduced on the first sheet of the drawings submitted with the application for a building permit. The location, size and design of the construction proposed in the application for the building permit shall not deviate from the location, size and design of construction approved in this modification.
- 5. Notice of Approval Time Limits: The Staff Hearing Officer's action approving the Performance Standard Permit or Modifications shall expire two (2) years from the date of the approval, per SBMC §28.87.360, unless:
  - a. A building permit for the construction authorized by the approval is issued within twenty four months of the approval. (An extension may be granted by the Staff Hearing Officer if the construction authorized by the permit is being diligently pursued to completion.) or;
  - b. The approved use has not been discontinued, abandoned or unused for a period of six months following the earlier of:
    - i. an Issuance of a Certificate of Occupancy for the use, or;
    - ii. one (1) year from granting the approval.